

REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



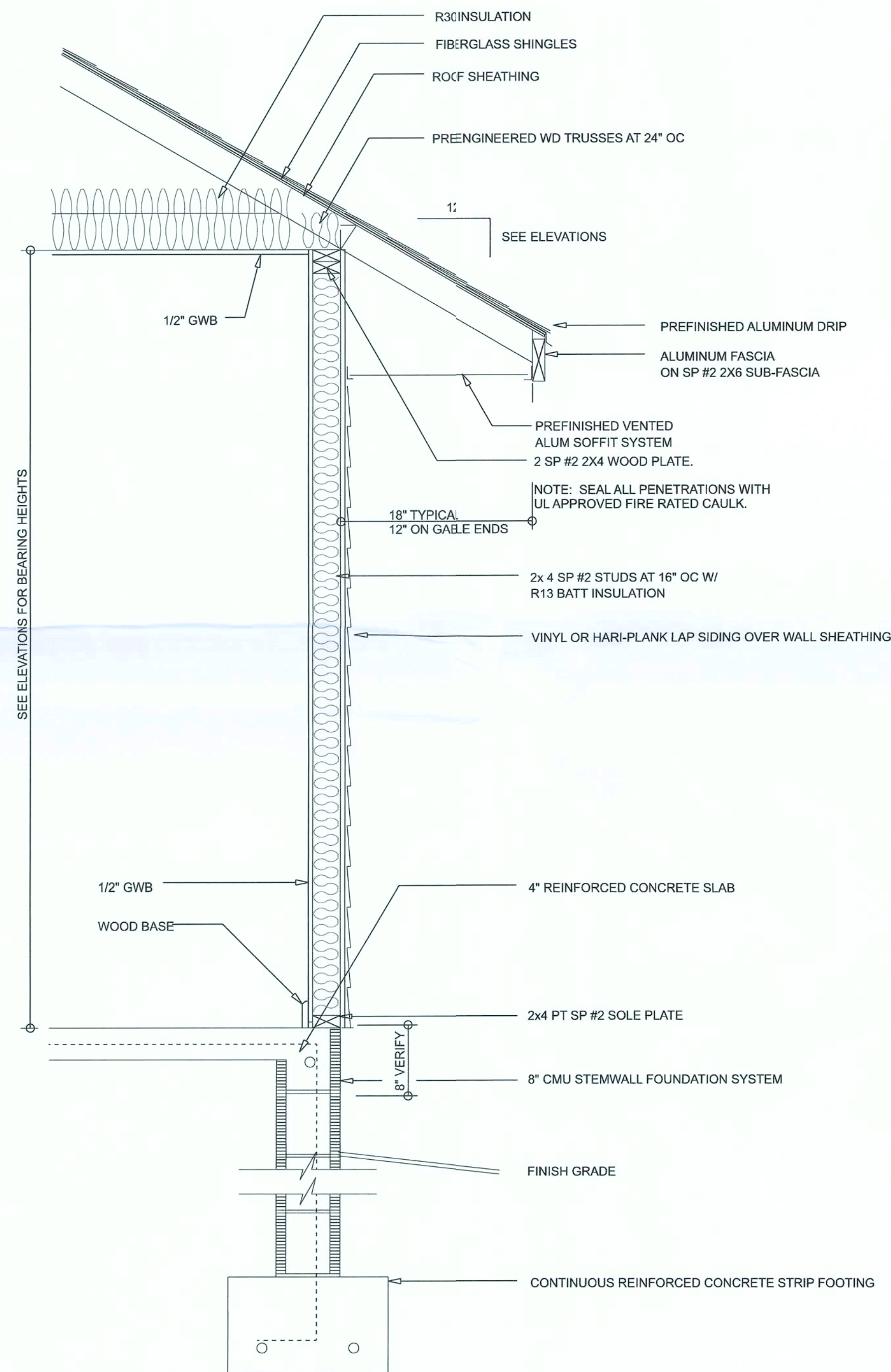
**RIDGEPOINT DESIGN**  
818 WEST DUVAL STREET, LAKE CITY, FLORIDA 32055  
P: 386-288-1188  
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER  
**A.1**  
OF 4 SHEETS

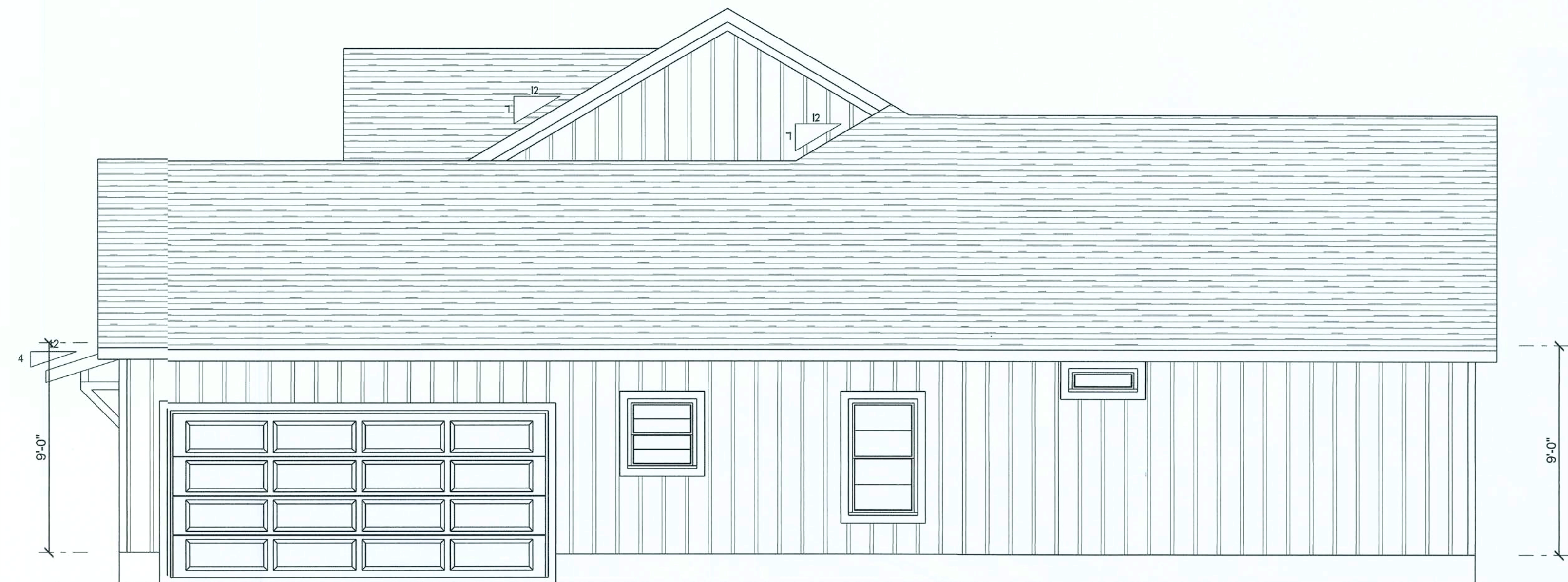
WESLEY MODEL  
Lot 9 High Pointe Subdivision, Lake City, FL 32055  
**IC CONSTRUCTION**  
818 W Duval St, Lake City, FL 32055

REVISIONS SCHEDULE		
July 28th, 2019	Proposal Drawing	
August 6th, 2019	Revisions	

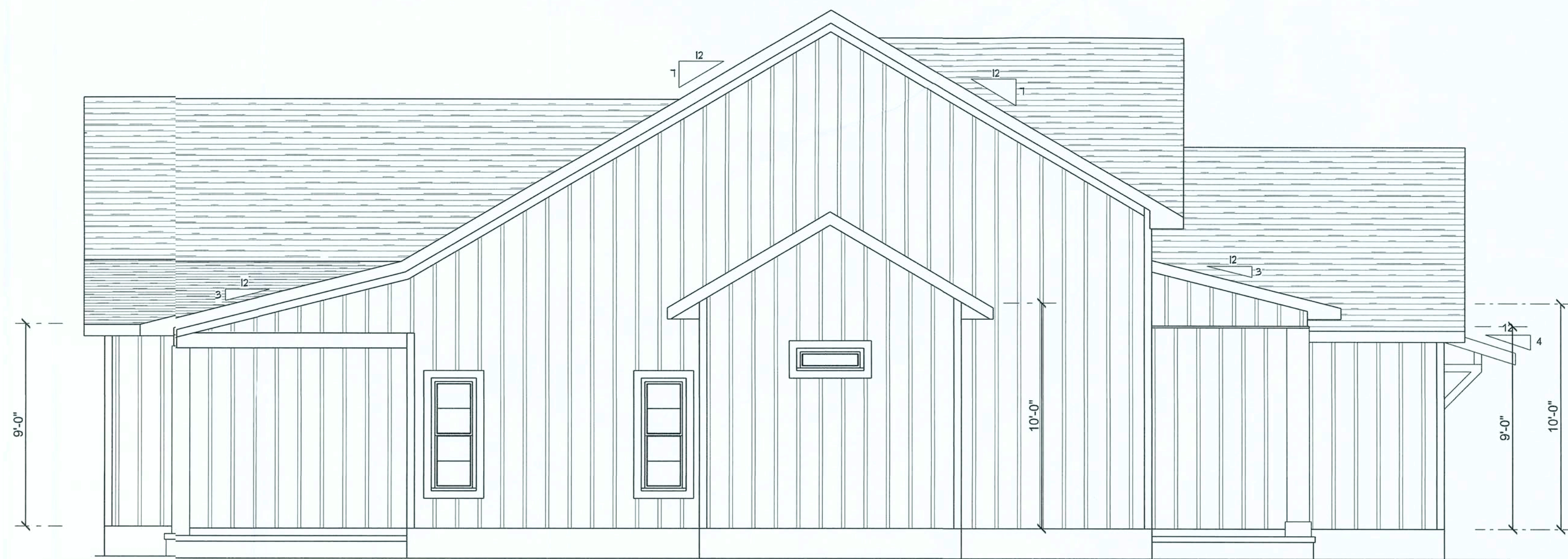




**TYPICAL WALL SECTION**  
SCALE: 1" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

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## AREA SUMMARY

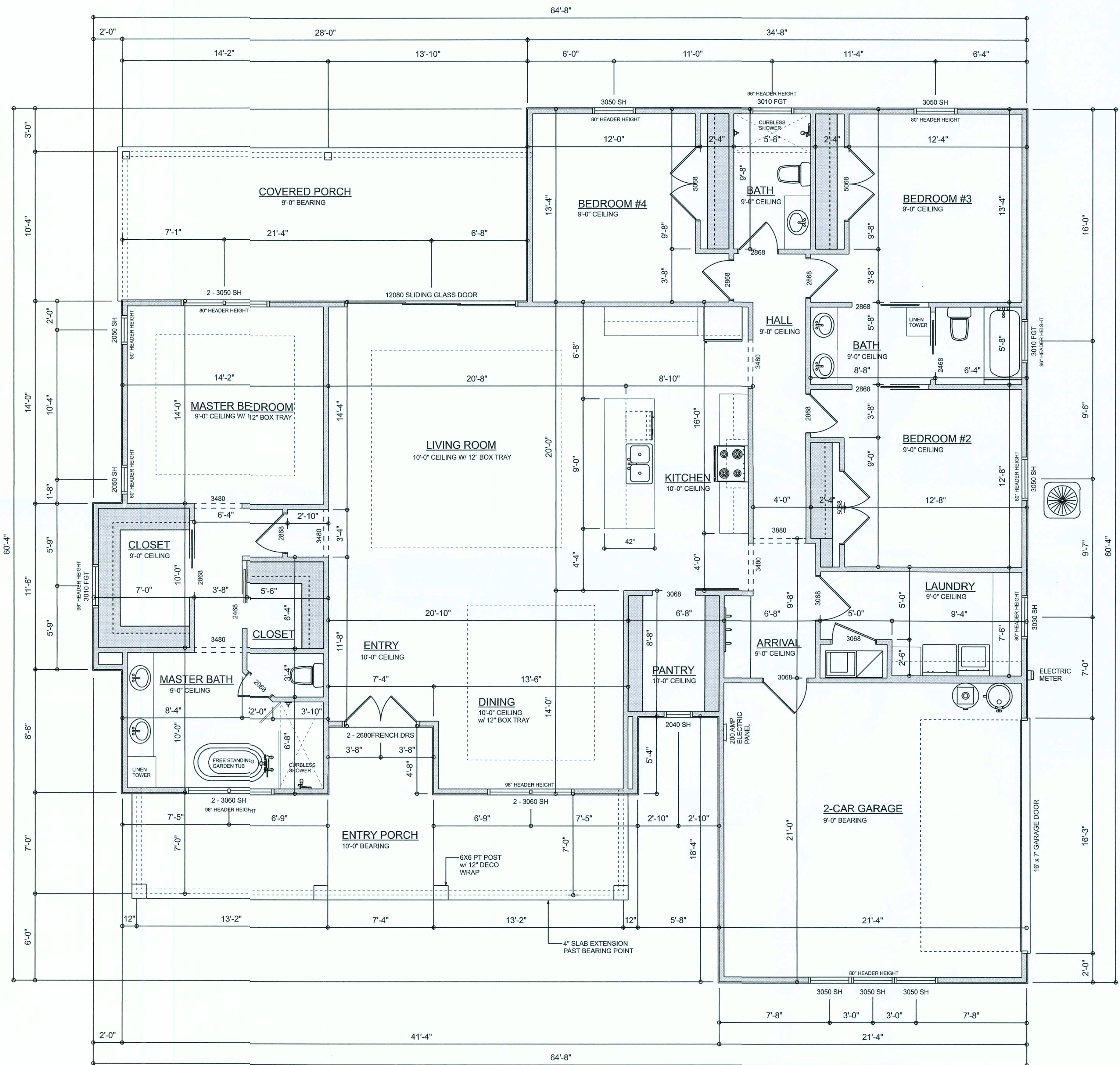
LIVING	2,381	S.F.
ENTRY PORCH	270	S.F.
COVERED PORCH	290	S.F.
GARAGE	450	S.F.

TOTAL AREA 3,391 S.F.

TOTAL CUBIC SQUARE FOOTAGE OF CONDITIONED SPACE IS: 21,452

### Garage fire separations shall comply with the following:

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 1 3/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48 mm) sheet steel and shall have no openings into the garage.
3. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.
4. When installing an attic access and/or pull-down stair unit in the garage, devise shall have a minimum 20 min. fire rating.



## DIMENSIONED FLOOR PLAN

SCALE: 1/4" = 1'-0"

### REVISIONS SCHEDULE

July 28th, 2019	Proposal Drawing
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








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 Lot 10, High Pointe Subdivision, Lake City, FL 32055  
**IC CONSTRUCTION**  
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**A.3**  
 OF 4 SHEETS



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	5	
CAN LIGHT 6inch	34	
CHANDELIER	2	
FLUORESCENT LIGHT 1x4	3	
PENDANT LIGHT	2	
EXTERIOR SCONCE	2	
MOTION SECURITY LIGHT	3	
ELECTRIC METER	1	
ELECTRIC PANEL	1	
CABLE TV OUTLET	2	
EXHAUST FAN	3	
LAN connection	2	
OUTLET	44	
OUTLET 120v	6	
OUTLET 3FI	17	
OUTLET MP	6	
SMOKE DETECTOR	7	
STANDARD LIGHT	5	
SWITCH	31	
SWITCH 3 WAY	24	
VANITY BAR LIGHT - SMALL	5	

ELECTRICAL PLAN NOTES:

INSTALLATION SHALL BE PER 2017 NAT'L ELECTRIC CODE.

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF SPECIFICATIONS

CONSULT WITH THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED

ALL SMOKEDETECTORS SHALL BE 120v W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS

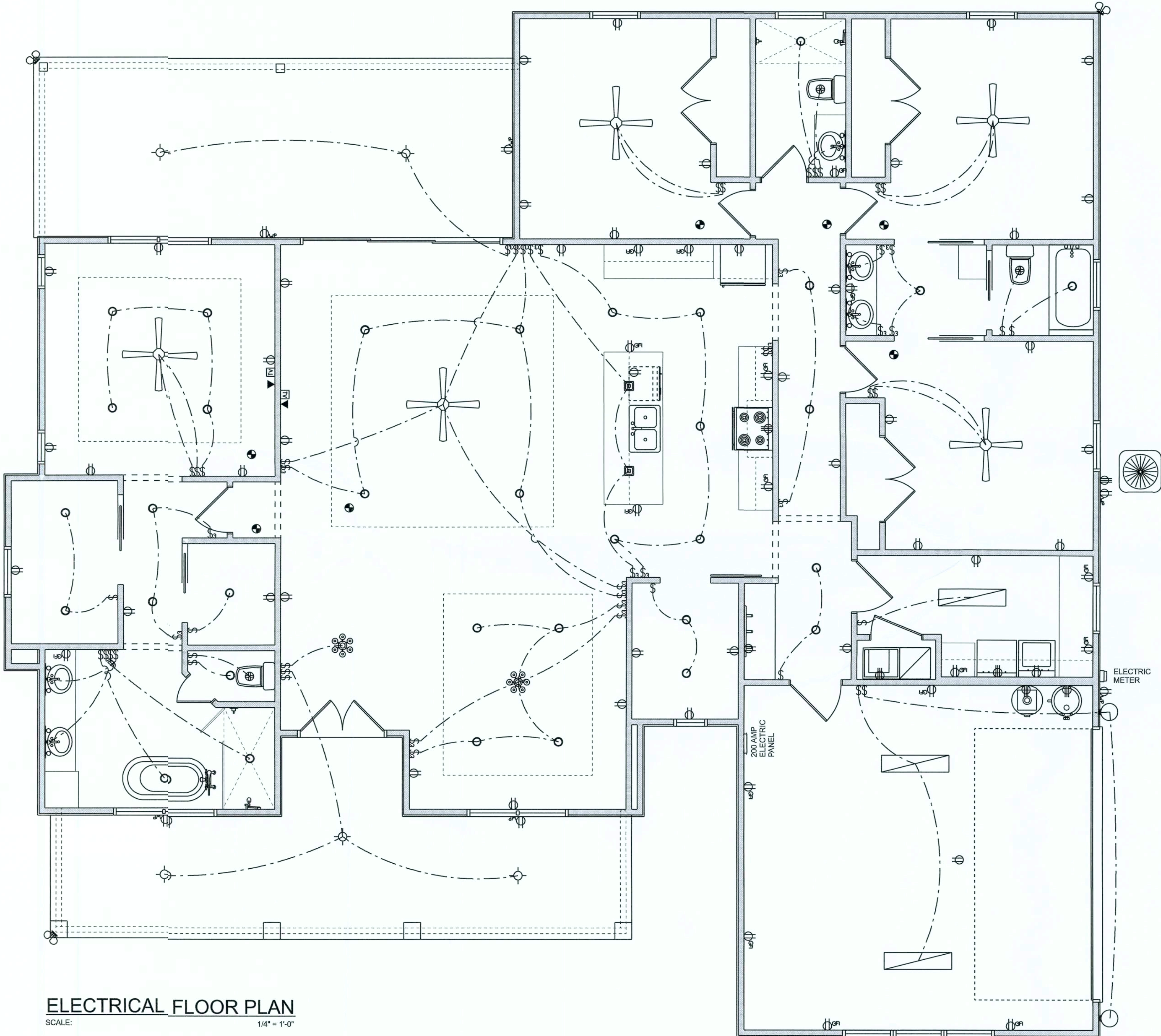
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ALL RECEPTICALS, NOT OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS

ALL RECEPTICALS IN WET AREAS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI)

ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WP/GFI)

NOTE:  
ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N: DESCRIPTION & BRKR, SERVICE ENT, & ALL UNDERGROUND WIRE LOCATIONS/ROUTING / DEPTH, RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.  
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY



ELECTRICAL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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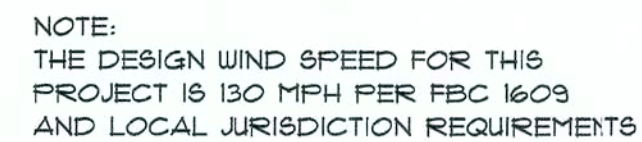
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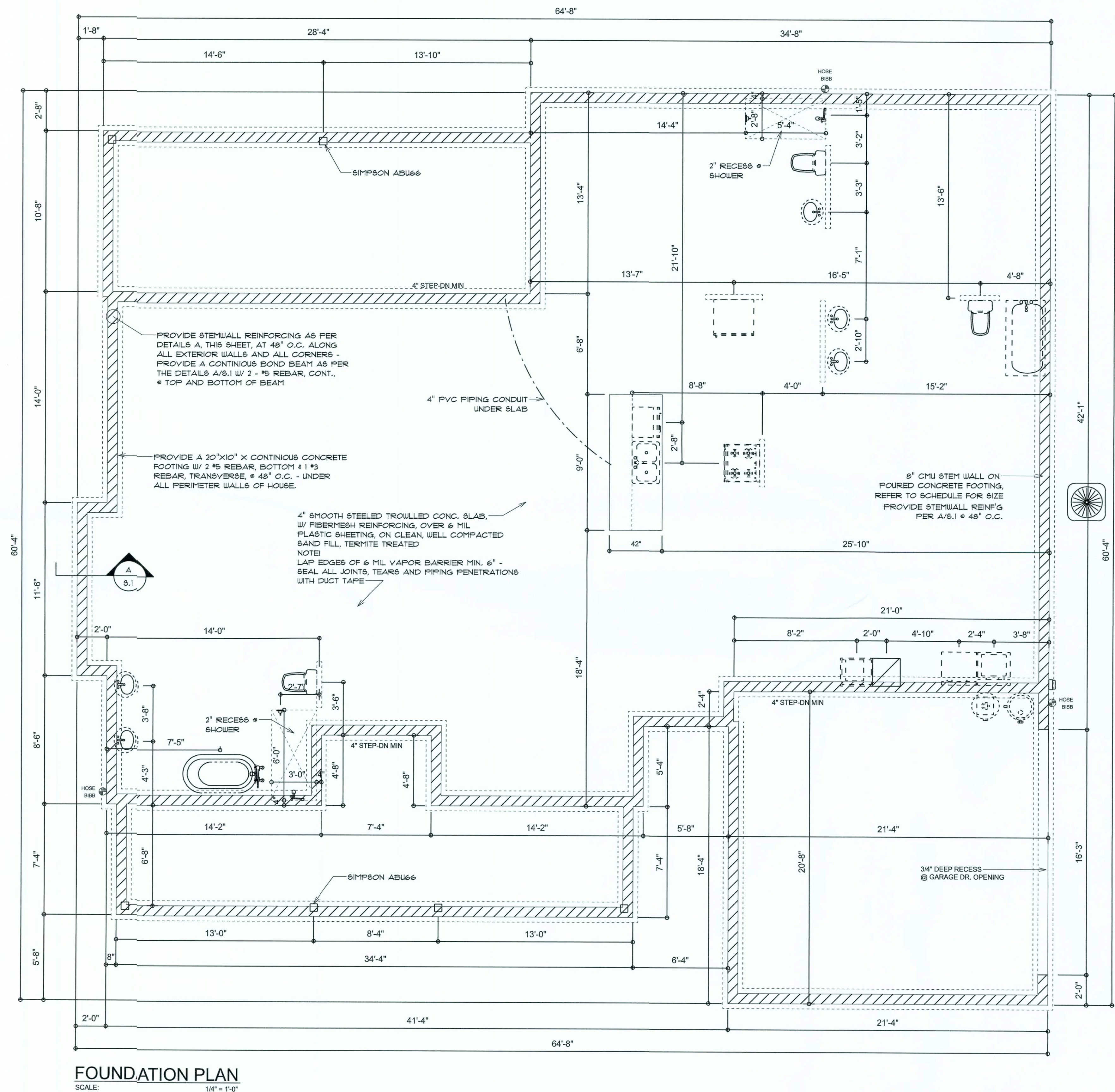
1. DESIGN SOIL BEARING PRESSURE: 1500 P.S.F.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION FOR THE SOILS ENGINEERS' SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING AN FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING G.D. SHALL BE PLACED IN 12" LIFTS, BOTH SUBSOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
6. CONCRETE SHALL BE STANDARD MIX F<sub>c</sub> = 3000 PSI FOR ALL FTG'S, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F<sub>c</sub> = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F<sub>m</sub> = 1500 PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307, GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
11. 2x4 P/T WOOD GILL, CONT., ALL AROUND, W/ 5/8"~ A.B. W/ 3" SQ. x 1/4" PLATE WASHERS WITHIN 6" FROM EACH CORNER, EA. WAY, 4 WITHIN 12"6" FROM ALL WALL OPENINGS / ENDS - 1/2"~ A.B. W/ 7" SQ. WASHERS ALONG EACH RUN @ 48" O.C., MAX. - ALL ANCHOR B.O.T.S SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.



NOTE:  
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP  
DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL  
PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR  
SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND  
1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:  
ADDED FILL SHALL BE APPLIED IN 8" LIFTS -  
EA. LIFT SHALL BE COMPACTED TO 98% DRY  
COMPACTION PER THE "MODIFIED PROCTOR"  
METHOD.

NOTE:  
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP  
DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL  
DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING  
REPORT - CONT'R SHALL PROVIDE 1 COPY OF AS-BUILT DWGS  
TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.



REVISIONS
August 7th, 2019

**WESLEY MODEL**  
Lot 10, High Pointe Subdivision, Lake City, FL 32055

**IC CONSTRUCTION**  
818 W Duval St., Lake City, FL 32055

**NE**

**NICHOLAS PAUL  
GEISLER  
ARCHITECT**

1159 N.W. Brown Rd.  
Lake City, FL 32025  
(386) 755-9021

NCA-AIA Certified

SHEET NUMBER

**S.1**

OF 4 SHEETS

AR0007005



NOTE:  
SHEATH ROOF W/ 1/2" CDX FLYWOOD PLACED  
W/ LONG DIMENSION PERPENDICULAR TO THE  
ROOF TRUSSES, SECURE TO FRAMING W/ 8d  
NAILS - AS PER DETAIL ON SHEET 60.4

NOTE:  
THE DESIGN WIND SPEED FOR THIS  
PROJECT IS 130 MPH PER FBC 1609  
AND LOCAL JURISDICTION REQUIREMENTS

NOTE:  
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING  
WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING,  
INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS.  
WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING  
TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH  
SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER  
AS TOP PLATES, NOTED ABOVE

NOTE:  
ANCHOR GIRDER TRUSSES TO HEADER  
WITH 2 "SIMPSON" LGT(2, 3 OR 4),  
ANCHOR HEADER TO KING STUDS W/  
2 "SIMPSON" 6122 EA, END - TYP., T.O.

#### ROOF PLAN NOTES

- R-1 SEE ELEVATIONS FOR ROOF PITCH  
R-2 ALL OVERHANG 18" (12" on gables)  
UNLESS OTHERWISE NOTED  
R-3 PROVIDE ATTIC VENTILATION IN AC-  
CORDANCE WITH SCHEDULE ON 60.3  
R-4 SEE EXTERIOR ELEVATIONS AND FLOOR  
PLANS TO VERIFY PLATE AND HEEL HEIGHTS  
R-5 MOVE ALL VENTS AND OTHER  
ROOF PENETRATIONS TO REAR

#### STANDARD HEADER SCHEDULE

##### 0'-0" UP TO 6'-0" OPENINGS

DOUBLE 2x8 No.92 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED  
WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON MSTA1B  
TOP AND 1 - SIMPSON 6PH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 1 FULL  
HEIGHT STUD EACH SIDE OF OPENING

##### 6'-0" UP TO 9'-0" OPENINGS

DOUBLE 2x12 No.92 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED  
WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON MSTA24  
TOP AND 2 - SIMPSON 6PH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 2 FULL  
HEIGHT STUDS EACH SIDE OF OPENING

##### 9'-0" UP TO 16'-0" OPENINGS

DOUBLE 2x12 No.92 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED  
WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA1B  
EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

##### 16'-0" GARAGE DOOR OPENING

2 PLY 1 1/8" x 11 1/8" 2.0E MICROLAMM LVL HEADER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS  
IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA1B EACH SIDE OF OPENING WITH  
2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

#### ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

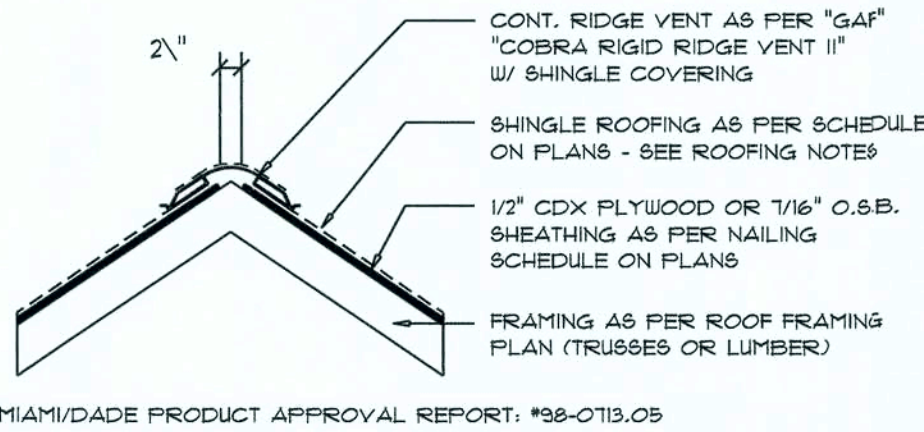
##### GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE  
WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION"  
MANUAL FOR "STRESS RATED LUMBER AND ITS CONNECTIONS", LATEST ED., ALONG  
W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND  
PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL  
INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR  
REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND  
UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE  
AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE  
PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY  
SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS  
STRUCTURE.

#### WOOD STRUCTURAL NOTES

- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED  
FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPON-  
SIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT  
BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE-  
LINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL  
ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN  
SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS  
CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS  
OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL  
BE NOT LESS THAN No.2 HEM-FIR OR BETTER.
- CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR  
BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS  
AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED.  
REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CON-  
NECTIONS.

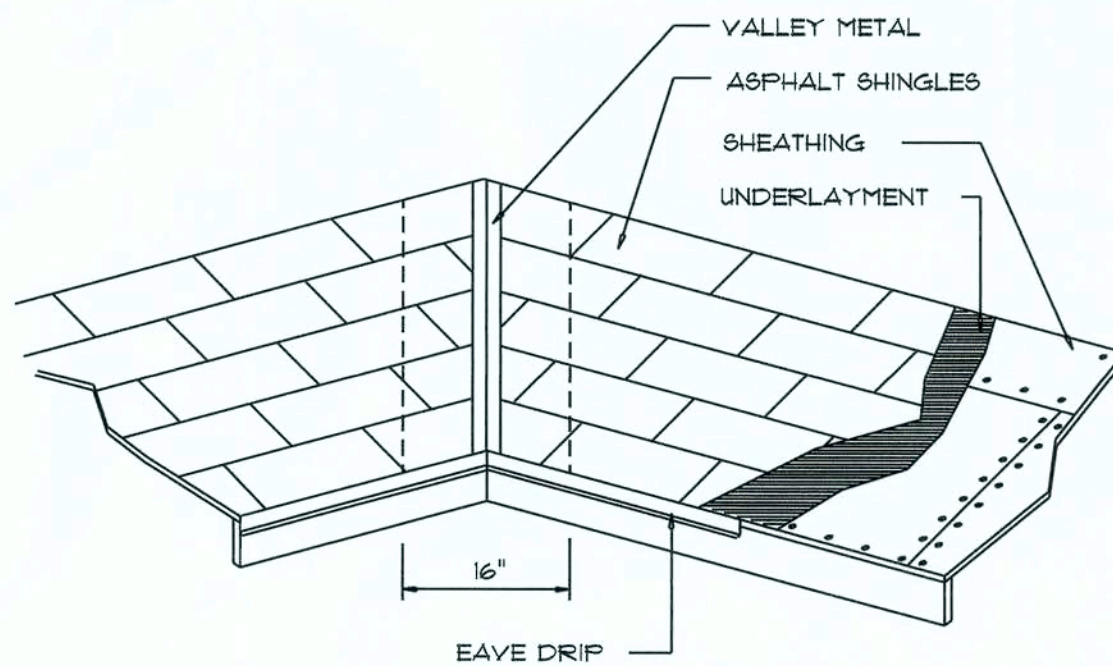
AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1800 SF	24 LF	480 SQ.IN.
2200 SF	28 LF	510 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



#### Ridge Vent DETAIL

SCALE: 3/4" = 1'-0"

B



#### VALLEY FLASHING

#### ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (LB)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0178	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

#### Roofing/Flashing DETS.

SCALE: NONE

A

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1835 NW Brown Rd.  
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(286) 795-9021

SHEET NUMBER  
S.2  
OF 4 SHEETS

APR007005  
07 May 2019



General Roofing NOTES:

DECK REQUIREMENTS:  
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:  
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DBL. UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:  
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE I, OR ASTM D 4869, TYPE I.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:  
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1910.

ASPHALT SHINGLES:  
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:  
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:  
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR MDC PA 107-95.

UNDERLAYMENT APPLICATION:  
FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:  
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:  
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

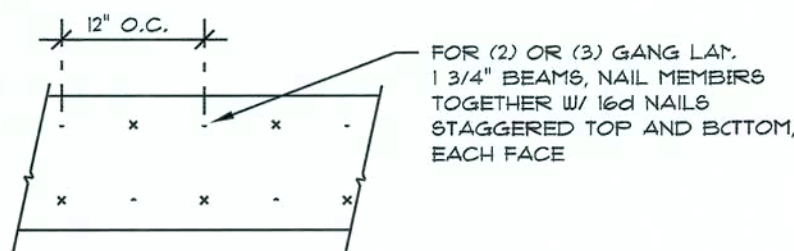
BASE AND CAP FLASHINGS:  
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFR'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.03 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 71 LB3 PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:  
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:  
1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.3.2.  
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.  
3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:  
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.  
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.  
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1910.

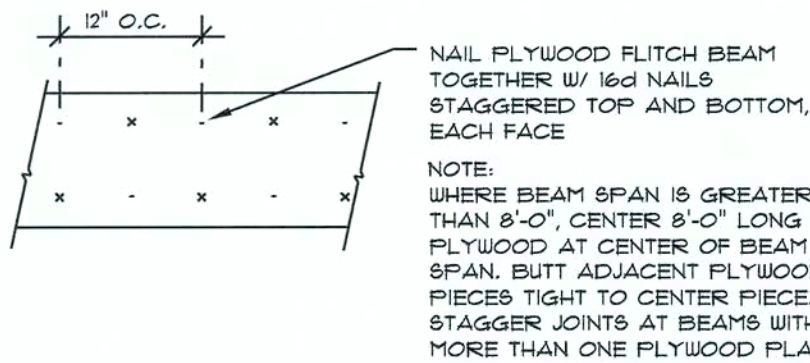
NOTE !!!  
ROOF SHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

GLASS-SEAL AR  
ELITE GLASS-SEAL AR  
HERITAGE 30 AR  
HERITAGE 40 AR  
HERITAGE 50 AR

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE I MODIFIED TO 130 MPH WINDS & FBC TAB 100, USING 4 NAILS/SHINGLE



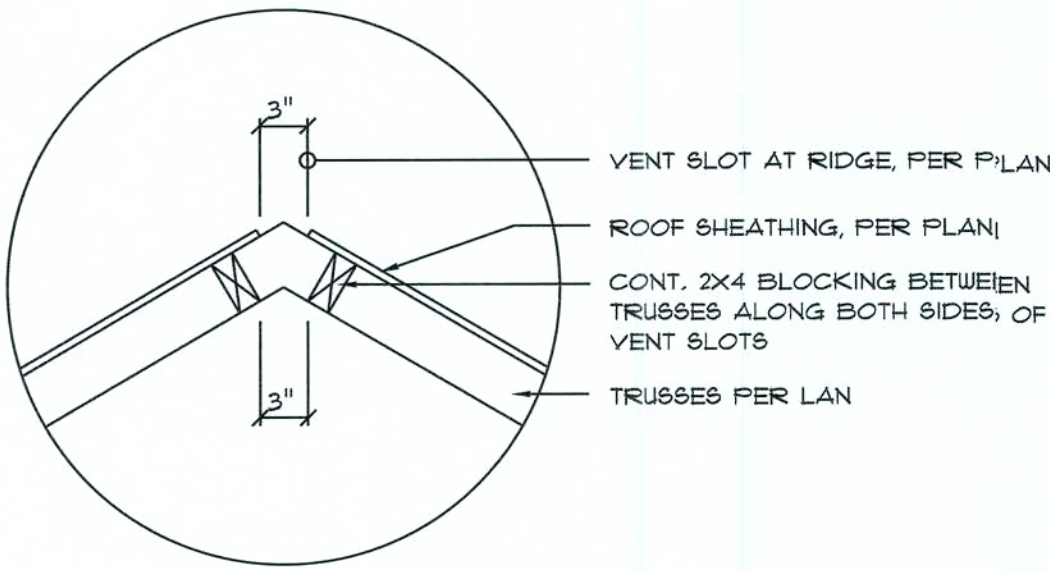
MULTIPLE GANG LAM. DETAIL  
NOT TO SCALE



PLYWOOD FLITCH BEAM DETAIL  
NOT TO SCALE

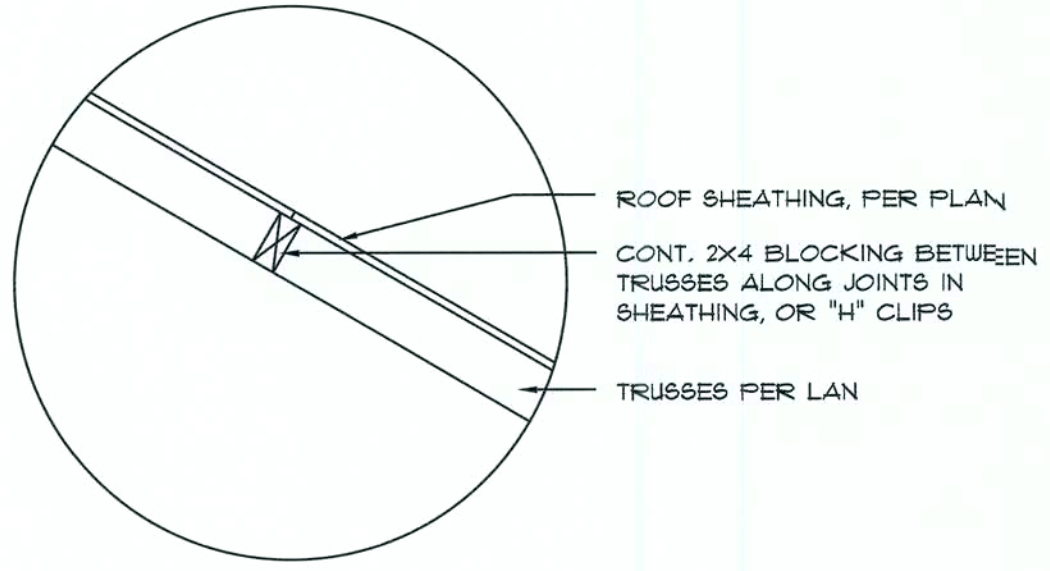
B/U Beam DETAILS

SCALE: NONE



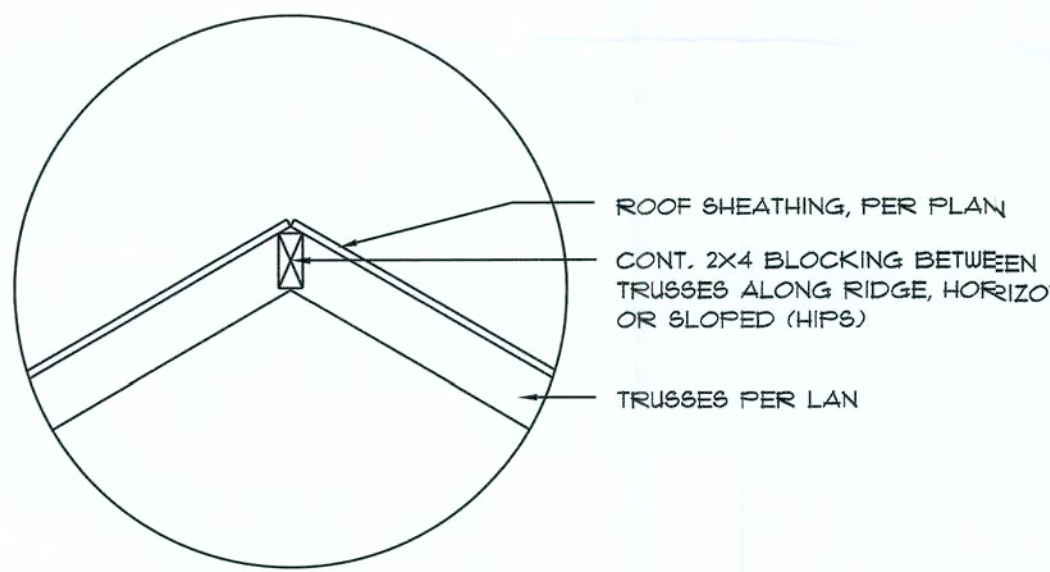
Vent DETAIL

SCALE: NONE



Joint DETAIL

SCALE: NONE



Ridge DETAIL

SCALE: NONE

FRAMING ANCHOR SCHEDULE

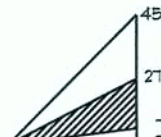
APPLICATION	MANUF'R/MODEL	CAP.
TRUSS TO WALL: GIRDER TRUSS TO POST/HEADER: HEADER TO KING STUD(S): PLATE TO STUD: STUD TO BILL: PORCH BEAM TO POST: PORCH POST TO FND.: MISC. JOINTS	SIMPSON H2.5a or 8DUC15600 SIMPSON LGT, W/ 28 - 16d NAILs SIMPSON 8T2 NO CONNECTION REQ. WHEN USING WINDSTORM BOARD NO CONNECTION REQ. WHEN USING WINDSTORM BOARD SIMPSON FC44 or (2) 5/8" LAG BOLTS EA. POST SIMPSON ABU44 SIMPSON A34	600* 1785* 1370*  1700* 2200* 315*/240*

NOTE:  
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.  
NOTE:  
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

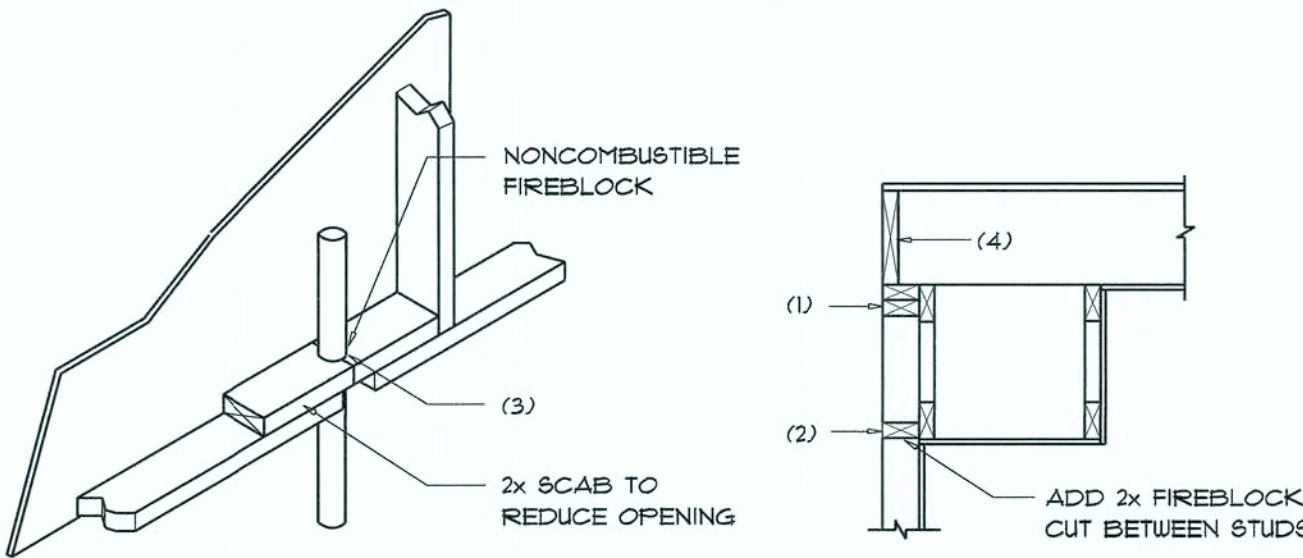
NOTE:  
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:  
"SEVCO" PRODUCT APPROVAL:  
MIAMI/DADE COUNTY REPORT #35-0810.15

NOTE:  
"SIMPSON" PRODUCT APPROVALS:  
MIAMI/DADE COUNTY REPORT #37-0107.05, #36-1126.11, #33-0623.04  
SBCCI NER-443, NER-393

		BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE T' TO 27'				
WIND DIR.	WIND SPEED 10 MPH	VULT 120 MPH	VULT 120 MPH	VULT 120 MPH	VULT 140 MPH	
		12.0 / -19.3 11.4 / -19.4 10.0 / -18.6	14.9 / -23.7 13.6 / -23.0 11.9 / -22.2	17.9 / -27.8 16.0 / -27.0 13.9 / -26.0	20.3 / -32.5 18.5 / -31.4 16.1 / -30.2	
ROOF T' TO 27'	1	10	12.5 / -34.7 11.4 / -31.9 10.0 / -28.2	14.9 / -41.3 13.6 / -38.0 11.9 / -33.6	17.9 / -48.4 16.0 / -44.6 13.9 / -39.4	20.3 / -56.2 18.5 / -51.7 16.1 / -45.1
	2	10	12.5 / -51.3 11.4 / -47.9 10.0 / -43.5	14.9 / -61.0 13.6 / -57.1 11.9 / -51.8	17.9 / -71.6 16.0 / -67.0 13.9 / -60.8	20.3 / -83.1 18.5 / -77.1 16.1 / -70.5
	3	10	21.8 / -29.6 20.8 / -27.2 19.5 / -24.6	25.9 / -34.7 24.7 / -32.4 23.2 / -29.3	30.4 / -40.7 29.0 / -38.0 27.2 / -34.3	35.3 / -47.2 33.7 / -44.0 31.6 / -39.8
WALL	4	10	21.8 / -29.6 20.8 / -27.2 19.5 / -24.6	25.9 / -34.7 24.7 / -32.4 23.2 / -29.3	30.4 / -40.7 29.0 / -38.0 27.2 / -34.3	35.3 / -47.2 33.7 / -44.0 31.6 / -39.8
	5	10	21.8 / -29.6 20.8 / -27.2 19.5 / -24.6	25.9 / -34.7 24.7 / -32.4 23.2 / -29.3	30.4 / -40.7 29.0 / -38.0 27.2 / -34.3	35.3 / -47.2 33.7 / -44.0 31.6 / -39.8
	6	10	21.8 / -29.6 20.8 / -27.2 19.5 / -24.6	25.9 / -34.7 24.7 / -32.4 23.2 / -29.3	30.4 / -40.7 29.0 / -38.0 27.2 / -34.3	35.3 / -47.2 33.7 / -44.0 31.6 / -39.8

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.41
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66



PENETRATIONS

SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "FYTROPANEL MULTIFLEX SEALANT"
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS. FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

SCALE: NONE

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Wood Trusses @ 24" O  
Walls: 2x4 Wood Studs @ 16" O.C.  
Floor: 4" Trk. Concrete Slab W/ Fiberglass Concrete Additive  
Foundation: Continuous Footer/Stem Wall

ROOF DECKING

Material: 1/2" CD Plywood or 7/16" O.S.B.  
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing  
Fasteners: 8d Common Nails per schedule on sheet A.7

SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B.  
Sheet Size: 48"x96" Sheets Placed Vertical  
Fasteners: 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior  
Dragstrut: Double Top Plate (S.T.P.) w/16d Nails @ 12" O.C.  
Wall Studs: 2x4 Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: SIMPSON H2.5a or 8DUC15600 @ Ea. Truss End (Typ. U.O.N.)  
Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot.  
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" from corner  
Corner Hold-down Devices: (1) HD5a @ each corner  
Porch Column Base Connector: Simpson ABU66 @ each column  
Porch Column to Beam Connector: Simpson EPC66/PC66 @ each column

FOOTINGS AND FOUNDATIONS

Footings: 18"x18" w/ Cont. W/ 3- #5 Bars Cont. on wire/plastic chairs 48" O.C.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2011 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA: RISK CATEGORY: 2, EXPOSURE: "B"  
BASED ON ANSI/ASCE 7-10, 2011 FBC 1609-A WIND VELOCITY: V<sub>ULT</sub> 130 MPH  
V<sub>ASD</sub> 101 MPH

3. ROOF DESIGN LOADS:  
SUPERIMPOSED DEAD LOADS: 20 PSF  
SUPERIMPOSED LIVE LOADS: 20 PSF

4. FLOOR DESIGN LOADS:  
SUPERIMPOSED DEAD LOADS: 25 PSF  
SUPERIMPOSED LIVE LOADS: 40 PSF  
RESIDENTIAL BALCONIES: 60 PSF

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RIGERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1816.1.6
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

REVISIONS
August 7th, 2019

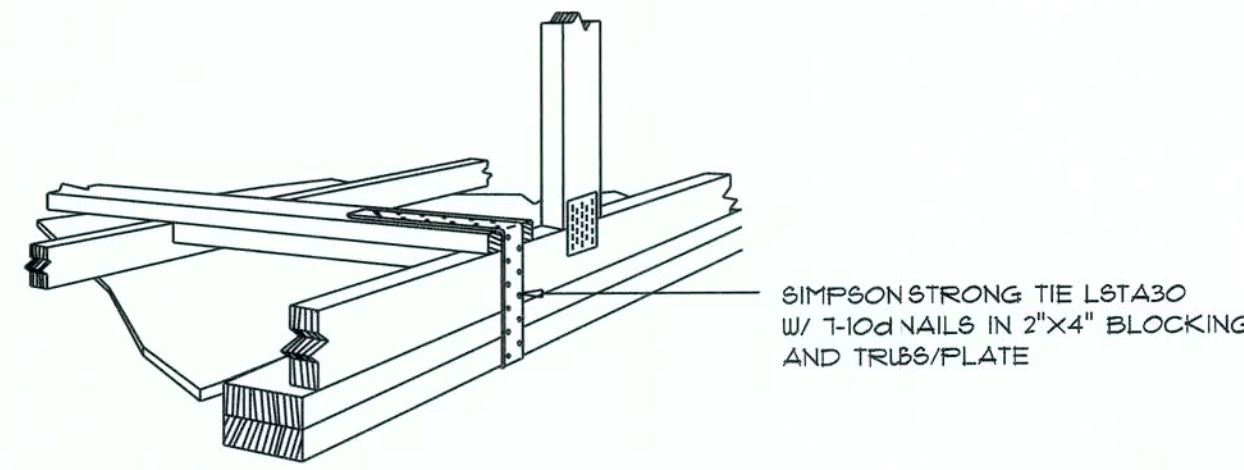
WESLEY MODEL  
Lot 10, High Pointe Subdivision, Lake City, FL 32055  
IC CONSTRUCTION  
818 W Duval St, Lake City, FL 32055

NICHOLAS  
PAUL  
GEISLER  
ARCHITECT  
1785 NW Brown Rd.,  
Lake City, FL 32055  
(386) 755-9021  
N.C.A.R.B. Certified

SHEET NUMBER  
S.3  
OF 4 SHEETS

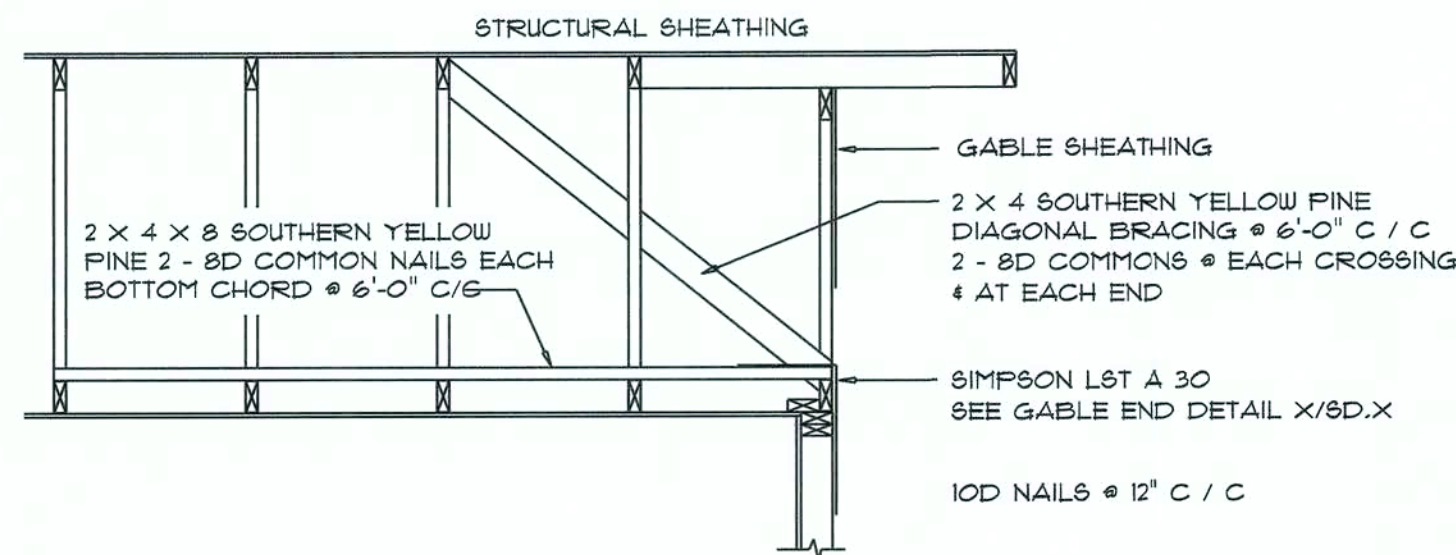
AR0007005  
07 May 2019





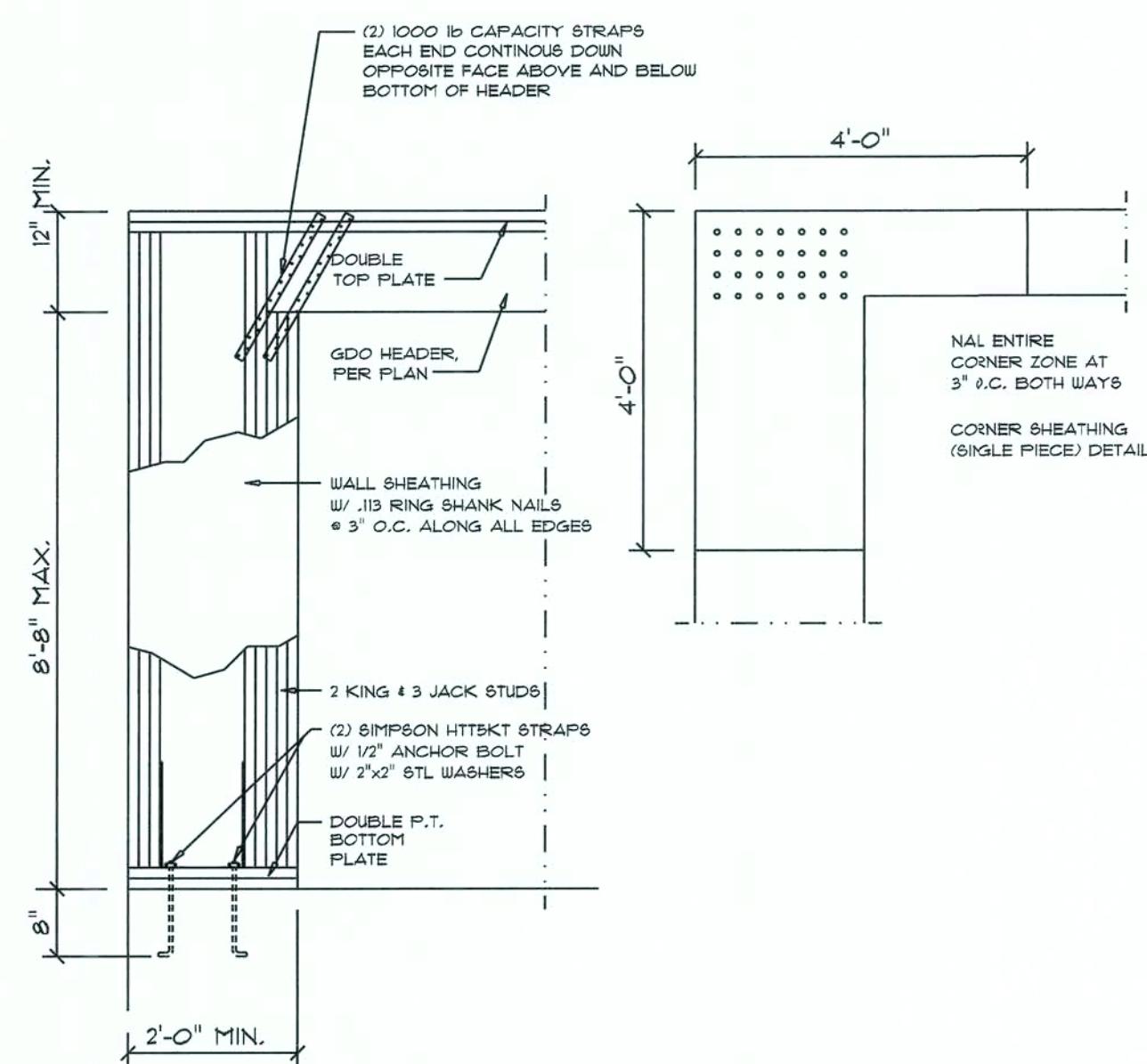
GABLE END GYPSUM DIAPHRAGM  
HOLDOWN CONNECTOR  
SCALE: NONE

A.1



END WALL BRACING FOR  
CEILING DIAPHRAGM  
NTS (ALTERNATIVE TO BALLOON FRAMING)  
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

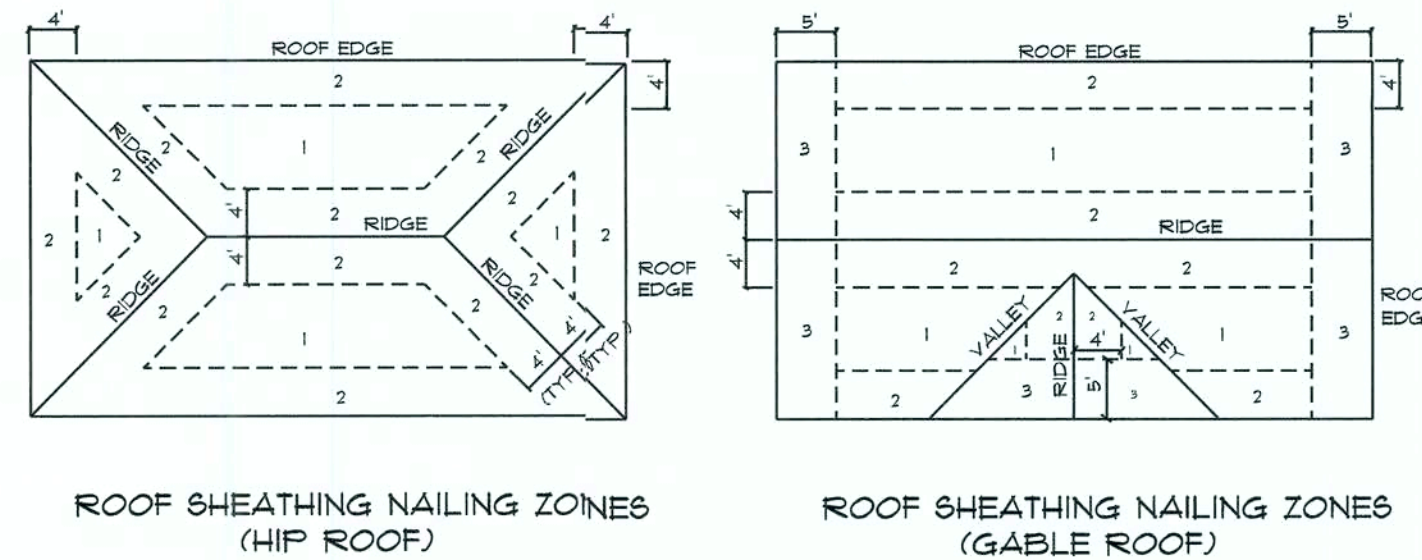
A



Garage End Wall DETAILS  
SCALE: 1/2" = 1'-0"

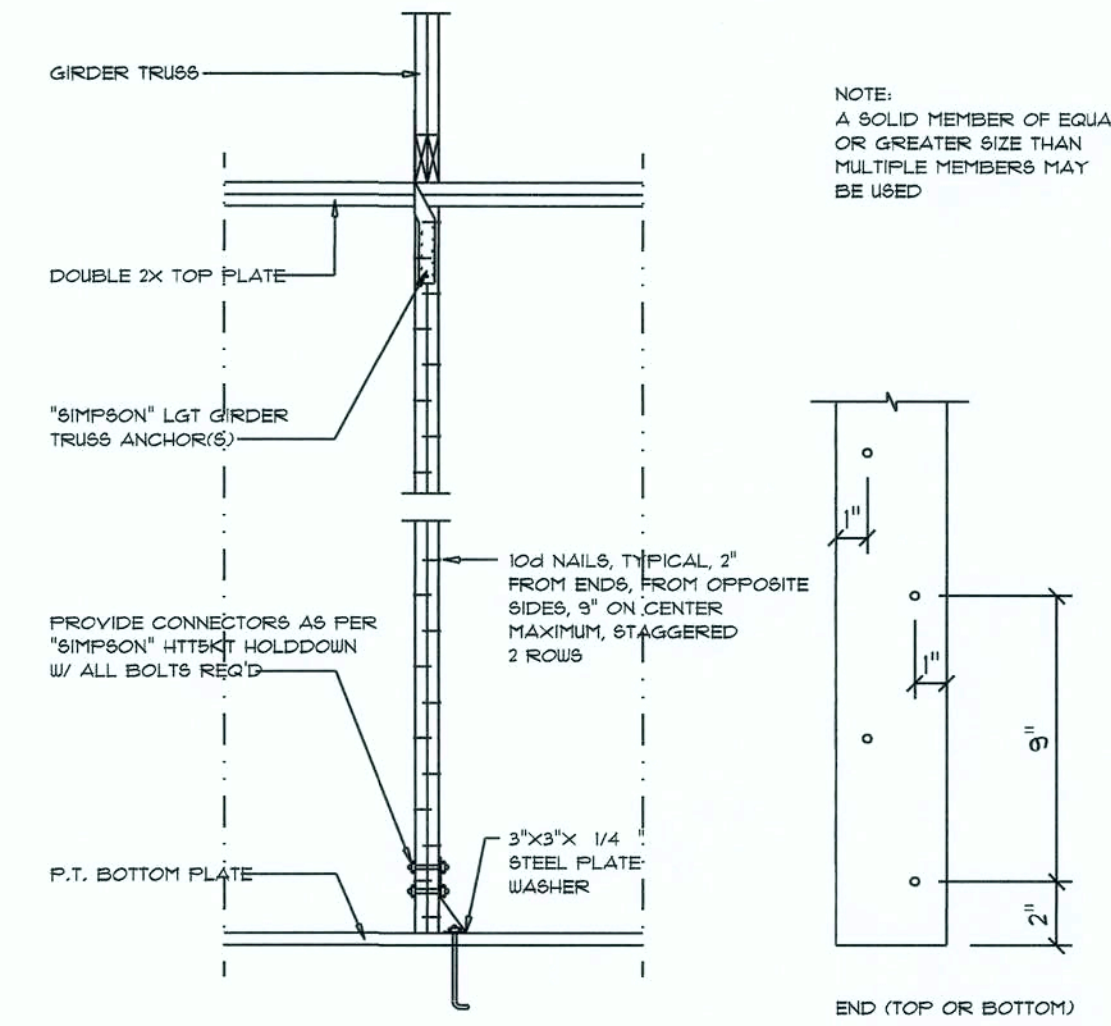
G

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1			6 in. o.c. EDGE 12 in. o.c. FIELD
2	7/16" O.S.B. OR 15/32 CDX	115 RING SHANKED NAILS	6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD



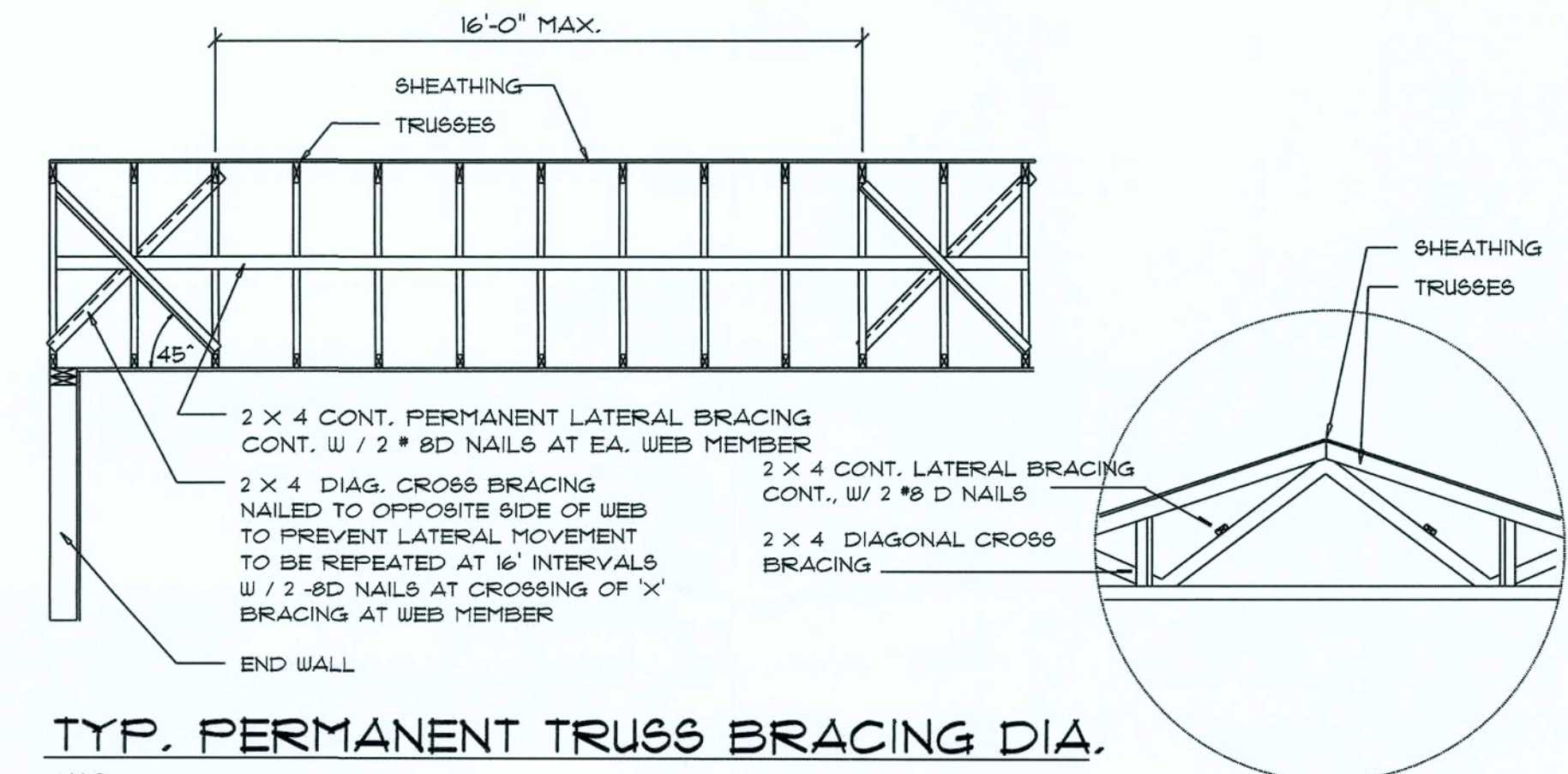
Roof Nail Pattern DET.  
SCALE: NONE

B



Girdler Truss Column DET.  
SCALE: 1/2" = 1'-0"

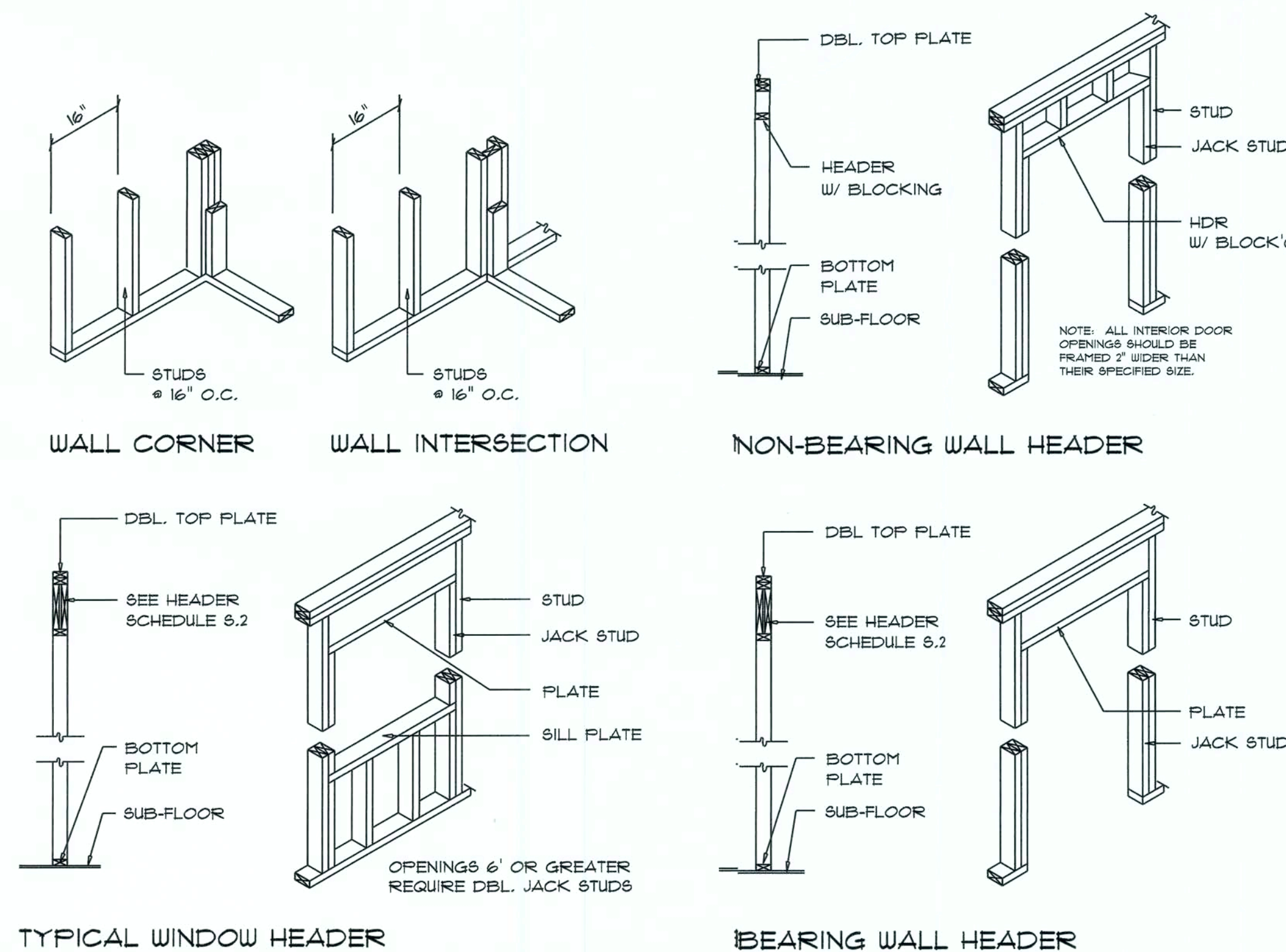
C



TYP. PERMANENT TRUSS BRACING DIA.  
NTS  
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

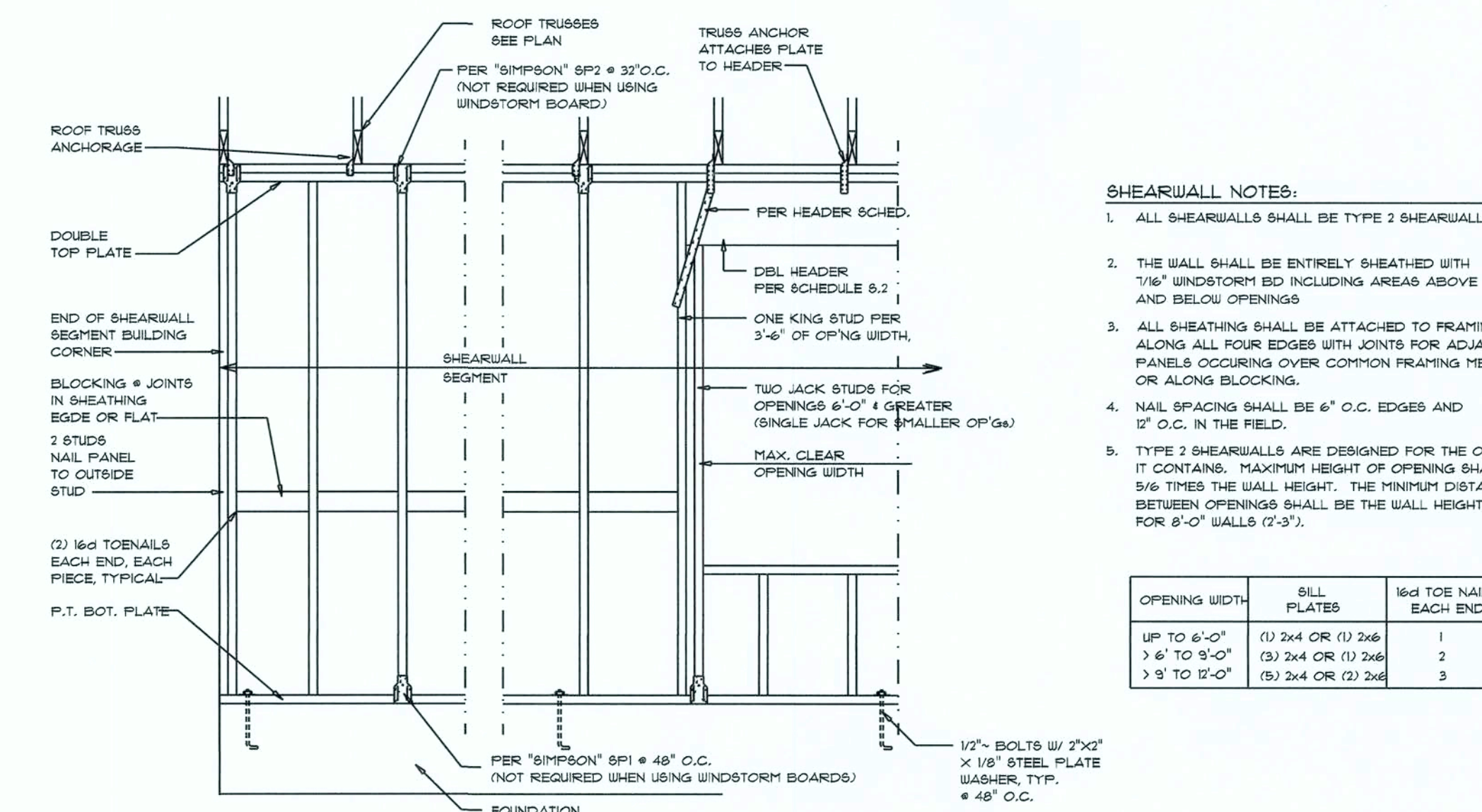
D

Truss Bracing DETAILS  
SCALE: AS NOTED



Wall Framing/Header DETAILS  
SCALE: NONE

F



Shear Wall DETAILS  
SCALE: NONE

SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" WINDSTORM SD INCLUDING AREAS ABOVE AND BELOW OPENINGS
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING
- NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD
- TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 8/5 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (7'-3").

OPENING WIDTH	SILL PLATES	1/2" TOE NAIL EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
6'-0" TO 8'-0"	(3) 2x4 OR (1) 2x6	2
8'-0" TO 12'-0"	(5) 2x4 OR (2) 2x6	3

REVISIONS
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AR0007005  
07/11/2019